

LIVE ONSITE REAL ESTATE AUCTION



THE PROPERTY IS LOCATED AT
1206 FORT STREET, MAUMEE, OHIO 43537
THE AUCTION WILL BE CONDUCTED ON
WEDNESDAY, AUGUST 28, 2019 AT 5:30 PM

DESIRABLE MAUMEE LOCATION AND NEIGHBORHOOD



Ranch home with private yard that is a certified wildlife habitat with pond and fountains. Scenic Gardeners Shed with windows and a patio. Enjoy the outdoors year around in your Solarium. Open living room / dining room with fireplace, eat-in kitchen, and a full basement with finished game room area. New roof (2+/- years), new windows (5 +/- years), and new furnace and air (1+/- years). Some cosmetic updates are needed. Owner moved to assisted living and property has never been offered before.

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Between Michigan and Craig, near Leith | Preview and Registration Begins at 4:30 pm Day of Auction



Property Features

Ranch Home with Solarium
 Greenhouse Gardener Shed
 Full Basement
 Fireplace in the Living Room
 Patio / Ponds
 Sanitary Sewer
 Central Air
 Gas Forced Air

Room Dimensions

Living / Dining Combo: 25 x 14
 Eat-In Kitchen: 23 x 8
 Master Bedroom: 13 x 10
 Bedroom #2: 9 x 14
 Bedroom #3: 14 x 12
 Bedroom #4 or Den: 17 x 10
 Solarium / Sun Room: 23 x 11

Other Details

Lot Size: 108 x 142
 No. of Bathrooms: 1.5
 Foundation: Basement
 Square Feet: 1,612+/-
 School System: Maumee
 Elementary: Fort Miami
 High School: Maumee
 Half Year Taxes: \$1,690.49
 Homestead Reduction: \$334.53
 TD Parcel No.: 36-09091



View More Information Online at www.PamelaRoseAuction.com

TERMS & CONDITIONS: \$3,500 Deposit must be presented at time of registration for auction in form of cashier's check or personal check made payable to Greater Metropolitan Title. Balance due at closing on or before 35 Days after Acceptance. If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at www.PamelaRoseAuction.com.



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